



DOWNTOWN LAND DISPOSITION STRATEGY

Summary of Council Guidance & Short-term Next Steps



City Council Review

- ❑ February 20, 2016 HR&A Notice to proceed with study
- ❑ April 15, 2016 Internal Stake Holders Meeting (City Departments)
- ❑ April 26, 2016 External Stakeholders Meeting (Representatives from the Development, Arts and Cultural, Planning & Design, Business, Residential community including CAC Chairs)
- ❑ July 12, 2016 Council Work Session Update
- ❑ August 16, 2016 Public Meeting at Chavis Community Center
- ❑ February 21, 2017 Council Meeting Regular Session Update
- ❑ August 15, 2017 Council Work Session Update
- ❑ September 19, 2017 Council Work Session to Finalize Update

Eleven City-Owned Sites

Five Focus Sites

- ❑ **Site F:** City Market Surface Parking
- ❑ **Site H:** Scattered Blount Street Sites
- ❑ **Site E:** Moore Square Block
- ❑ **Site D:** Nash Square West Block
- ❑ **Site J:** Duke Energy Center Surface Lots

Six Supporting Sites

- ❑ **Site I:** West/Lenoir Intersection
- ❑ **Site A:** Devereaux Meadows
- ❑ **Site C:** East Morgan Street
- ❑ **Site G:** RPD Downtown District
- ❑ **Site K:** Dawson/South/McDowell
- ❑ **Site L:** MLK, Jr./S. Salisbury

Site F: City Market Surface Parking

Council Direction



- ❑ Retain the Horse Barn and make it available for lease to a private commercial use complementing Moore Square park.
- ❑ Retain the Norwood house as City offices.
- ❑ Retain the remainder of the site for parking in the interim; explore opportunities to program portions of the site with pop-up uses.

Site F: City Market Surface Parking

Staff Next Steps



- File a recombination plat to cleanly separate Horse Barn and the Norwood House from the surface parking lot and give each a more usable lot.
- Draft term sheet for an RFP; bring back to the City Council for approval before advertising the RFP.
- Maintain the Norwood House for Parks Recreation and Cultural Resources uses associated with Moore Square.

Site H: Scattered Blount Street Sites

Council Direction



- Dispose of the eastern parcel with no preservation stipulations beyond the existing protections afforded by the Prince Hall Historic Overlay District.
- Dispose of the western for an assumed mixed-use project(s) complimenting Lincoln Theater and the Pope House that will be regulated by the current zoning requirements.

Site H: Scattered Blount Street Sites

Staff Next Steps



- Given their small size, staff does not recommend this Site for affordable housing.
- Appraise and market the properties through the negotiated offer and upset bid process.
- Direct the net proceeds from the sale of the properties into Housing and Neighborhoods Funds related to affordable housing.

Site E: Moore Square East Block

Council Direction



- Propose a cooperative agreement among the property owners to jointly market the block as an assembled whole to maximize development potential.
- The Bloodworth Street block face could support affordable housing.

Site E: Moore Square East Block

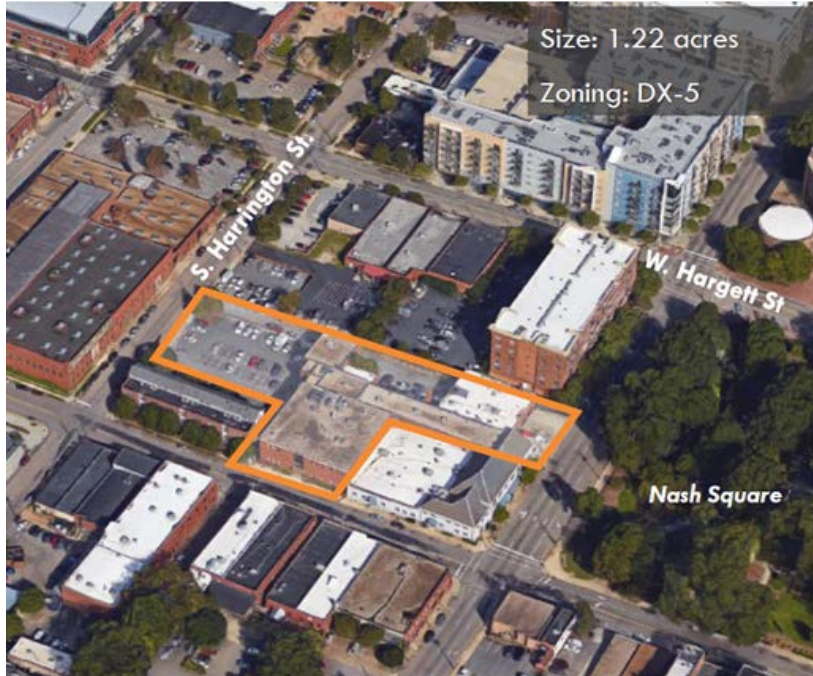
Staff Next Steps



- Begin preliminary discussions with adjacent property owners on the block regarding the terms under which the entire block might be marketed as an assembled whole. The needs of the Raleigh Rescue Mission will be identified as part of this discussion.
- Research opportunities for affordable housing alternatives potentially on the Bloodworth Street block face.

Site D: Nash Square West Block

Council Direction



- Open to a conversation with Legal Aid for thoughts surrounding a cooperative agreement when the site is available for disposition.
- **No staff next steps at this time.**

Site J: Duke Energy Center Surface Lots

Council Direction



- Retention of both sites for economic development or corporate recruitment/expansion opportunities.
- Open to a proposal for a major mixed-use project on one of the sites which might include a hotel.

Site J: Duke Energy Center Surface Lots

Staff Next Steps



- Move forward with dedication of adequate right of way for the future extension of Fayetteville Street.

Site I: West/Lenoir Intersection

Council Direction



- ❑ Staff recommended disposal of the site through the upset bid process.
- ❑ Council asked for additional information on the site, which will be addressed prior to acceptance of a bid for the properties.

Site I: West/Lenoir Intersection

Staff Next Steps



- Work through the Council office to provide additional information on this site.
- Commission an independent appraisal and market the properties through the negotiated offer and upset bid process, unless directed otherwise.
- The net proceeds from the sale of the properties will go back into Housing and Neighborhoods Program Funds.

Action Requested

- Adopt the study and authorize staff to proceed with executing Council direction for the five focus and one supporting site.



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